

COUNTY OF YORK

MEMORANDUM

DATE: August 21, 2000 (BOS Mtg. 9/19/00)

TO: York County Board of Supervisors

FROM: Daniel M. Stuck, County Administrator

SUBJECT: Application No. ZM-50-00, Roland R. and Betty A. Rollins and Yorkminster Presbyterian Church

ISSUE

This application seeks to amend the York County Zoning Map by reclassifying a 0.46 acre piece of property from PD (Planned Development) to GB (General Business) and a 0.13-acre piece of property from GB to PD. The areas proposed for reclassification are portions of a 14.95-acre parcel located at 6106 George Washington Memorial Highway (Route 17) that is further identified as Assessor's Parcel No. 24-(72)-3.

DESCRIPTION

- Property Owner: Roland R. and Betty A. Rollins (trustees)
- Location: 6106 George Washington Memorial Highway (Route 17)
- Area: The area of the subject parcel is 14.95 acres, of which 0.46 acre is proposed to be rezoned from PD to GB and 0.13 acre is proposed to be rezoned from GB to PD.
- Frontage: The subject parcel has approximately 790 feet of frontage on George Washington Memorial Highway (Route 17) and forty feet (40') of frontage on Trevor Trace; the areas proposed for rezoning have no frontage.
- Utilities: Public water and sewer
- Topography: Relatively flat
- 2015 Land Use Map Designation: General Business and High-Density Residential
- Zoning Classification: GB-General Business and PD-Planned Development
- Existing Development: A single-family detached home is located on the subject property; the areas proposed for rezoning are undeveloped.
- Surrounding Development:
 - North: Future home sites (Willow Lakes, Section 3)
 - East: Willow Lakes planned development
 - South: Stor-Moore mini-storage warehouse development

West: Yorkminster Presbyterian Church

- Proposed Development: None

CONSIDERATIONS/CONCLUSIONS

1. The subject parcel is a 14.95-acre parcel located at 6106 George Washington Memorial Highway (Route 17). The Rollins family, which owns the property, wishes to subdivide the parcel and sell a 4.84-acre portion of it to the Yorkminster Presbyterian Church, which is directly adjacent, for future church expansion. Most of the property to be conveyed to the church is zoned GB (General Business), as is the church itself, but a small portion to the rear, encompassing 0.46 acre, is zoned PD (Planned Development). The PD zoning dates back to 1995 when the Board of Supervisors approved the Willow Lakes (then Amory's Trace) planned development on Wolf Trap Road. The Rollinses were co-applicants in that planned development application and have sold 3.1 acres to the rear of their property to the developers of Willow Lakes.

In order to accommodate the church's desire for more depth along Route 17 as well as the Rollinses' desire for an additional buffer area between their home and potential future development, both parties have arrived at a mutually agreeable property line that does not follow the zoning district line. Accordingly, they have jointly applied for a rezoning to reclassify a 0.46-acre piece from PD to GB and a 0.13-acre piece from GB to PD. If approved, this would prevent the church from being constrained in its expansion plans by the conditions applicable to Willow Lakes.

2. Section 24.1-362(b)(5) of the Zoning Ordinance authorizes the Zoning Administrator to approve limited deviations from an approved master plan for a planned development when such deviations will not materially alter the character of the approved planned development or increase the development density. Although the proposed rezoning would slightly reduce the total approved acreage for Willow Lakes, the development density would remain within the limits prescribed by the Board of Supervisors. Since the lot yield for Willow Lakes, according to the approved subdivision plans, is four lots shy of the maximum permitted lot yield, the small net decline in PD-zoned property would not increase the net density for this development above what was originally approved in 1995. Consequently, the Zoning Administrator has determined that the proposed boundary line adjustment and rezoning, if approved, would not necessitate an amendment of the approved overall development master plan for Willow Lakes.
3. The impact of this rezoning on Willow Lakes will be marginal. The Rollins portion of Willow Lakes consists of 7.52 acres and will decrease to 7.18 acres if this application is approved. The maximum likely lot yield for this portion of Willow Lakes, should the developers eventually acquire the property or a portion thereof, is approximately 7-8 lots, according to the overall community concept plan approved by the Board. Development plans have been submitted for Section 3, which will complete that development unless and until the developers acquire additional land from the Rollinses and/or the 5.18-acre Holmes tract on the east side of the development, which was also part of the approved acreage for Willow Lakes.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission considered this application at its August 9 meeting and, subsequent to conducting a public hearing at which no one spoke, voted 5:0 (Mr. Semmes and Ms. White absent) to recommend approval.

COUNTY ADMINISTRATOR RECOMMENDATION

In my opinion, the proposed adjustment in the zoning boundary line is of little or no practical consequence for the County or for surrounding properties. Therefore, I recommend that the Board approve this application through the adoption of proposed Ordinance No. 00-17.

Baldwin/3495

Attachments

- Excerpts of unapproved Planning Commission minutes, August 9, 2000
- Zoning Map
- Survey plat
- Approved overall development master plan for Willow Lakes (formerly Amory's Trace)
- Proposed Ordinance No. 00-17

Copy to: Roland R. and Betty A. Rollins
 Yorkminster Presbyterian Church